

CITY OF RENO

Planning Commission

July 9, 2014
Staff Report

Agenda #

VII-3

Ward #

2

CASE No.: LDC14-00036 (Brookfield School Zone Change)

APPLICANT: Brookfield School

APN NUMBER: 040-880-22, 040-880-25 (portion)

REQUEST: This is a request for a zoning map amendment from PO (Professional office) to PF (Public Facility) on a $\pm 29,392$ square foot site.

LOCATION: The site is located ± 550 feet south of South McCarran Boulevard and ± 500 feet west of Talbot Lane (6778 South McCarran Boulevard). The site has a Master Plan land use designation of Mixed Residential.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

Background: In June of 2000, the following actions were approved on a ± 1.88 acre parcel of which the property in this request was a part: Master Plan Amendment from Single Family Residential to Mixed Residential on ± 1.88 acres; a zoning map amendment from LLR1 (Large Lot residential - 1 acre) to PO (Professional Office) on ± 1.88 acres; and a special use permit to construct three, two story office buildings containing $\pm 28,800$ square feet on ± 1.88 acres. Subsequent to the June, 2000 approval, the site was split into four parcels consisting of the three building footprints and one common area parcel. The three buildings were constructed between 2001 and 2004 including all required parking, landscaping (includes fencing/trees to screen the adjacent residential property to the east), site lighting, paved access and circulation.

This request proposes to rezone the south $\pm 29,392$ square feet of the ± 1.88 acre site, which contains the south building and the south \pm one third of the common area to PF (Public Facility). The property proposed to be rezoned exceeds the minimum lot size (6,000 square feet) and minimum lot width (50 feet) required for a parcel in the PF zone.

Below is a comparison of the minimum development standards for the PO and PF zones:

MINIMUM DEVELOPMENT STANDARDS		
	PO	PF
Minimum Lot size	none	6,000 square feet
Minimum Lot width	50 feet	50 feet
Front yard setback	10 feet	10 feet
Side yard setback	5 feet	5 feet
Rear yard setback	10 feet	10 feet
Maximum # of stories	2	3
Maximum building height	35 feet	No maximum height

ANALYSIS:

Key Issue: Spot zoning

Discussion/Zoning Map Amendment: In general this request could be considered as spot zoning due to the small size of the property proposed to be rezoned and the single use proposed (private middle school) which is not an allowed use in the existing PO zoning. A definition of spot zoning from the American Planning Association (APA) indicates that spot zoning is “a change in district boundaries, variances and other amendments to the zoning code and use and area maps that violate sound principles of zoning and are characterized by the following: (a) individuals seek to have property rezoned for their private use; (b) usually the amount of land involved is small; (c) the proposed rezoning would give privileges not generally extended to property similarly located in the area; and (d) applications usually show little or no evidence of, or interest in, consideration of the general welfare of the public, the effect on surrounding property (including adequate buffers), whether all uses permitted in the classification sought are appropriate in the location proposed, or conformity to the comprehensive plan or to comprehensive planning principles (including alterations to the population density patterns and increase of load on utilities, schools and traffic) (Coral Gables Florida).”

Case law in Nevada indicates that “the test of spot zoning is whether the amendment was made with the purpose of furthering a comprehensive zoning scheme or whether it was designed merely to relieve the land of a restriction which was particularly harsh upon that particular land” (From McKenzie v Shelly - Supreme Court of Nevada May 17, 1961 No. 4410).

Based on the above APA definition this request could be considered to be spot zoning with regard to items: (a) request would allow a school and other PF uses that are not allowed on the rest of the site currently zoned PO; and (b) the site proposed for PF zoning is relatively small but exceeds the minimum width (50 feet) and size (6,000 square feet) the PF zone requires; and is located in an area bounded by LLR1 (Large Lot Residential – 1 acre) and LLR2.5 (Large Lot Residential – 2.5 acres) zoning on

three sides. However, a review of existing uses surrounding the site indicates that a majority of the uses allowed in the PF zone are compatible with the area and existing uses; and would have similar impacts as the uses currently allowed in the existing PO zone (see Exhibit A for comparison of PO/PF uses). The more intense or potentially objectionable uses allowed in the PF zone (private dorm, single room occupancy, indoor gun range, fitness center, sports arena, stadium or track, hospital, prison or transitional living facility) all require approval of a site plan review (SPR) or special use permit (SUP) to establish per the zoning requirements and/or due to residential adjacency. In addition, the small size of the site would preclude most of these uses.

The requested zoning would not necessarily extend privileges to the property not generally allowed in the area [Item (c)] as the PF and PO zones allow very similar uses (Exhibit A) with the main differences being more institutional and commercial uses are allowed in the PF zone. In addition, the more intense or potentially objectionable uses allowed in the PF zone, as previously mentioned above, all require a SPR or SUP to establish per the zoning requirements and/or due to residential adjacency. Conversely, there are several uses allowed in the PO zone (general personal service, restaurant without alcohol service, private club or lodge, bed and breakfast) which require approval of a SPR or SUP, that are not allowed in the PF zone. The site is fully developed and contains appropriate buffering to ensure that most uses established on the site, allowed in the PF zone, would be considerate of the general welfare of the public including compatibility with uses surrounding the site. From a Master Plan perspective, the PF zone is allowed in any Master Plan designation. Establishment of any PF use would require conformity with code to ensure compatibility with the surrounding area. The more intense or potentially objectionable PF uses would require additional administrative or discretionary review to ensure their compatibility. Finally, the current development and size of the site proposed to be zoned PF would not materially alter density patterns or increase loads on utilities, schools or traffic above the existing PO zoning.

Based on the Nevada Supreme Court decision discussed above, this request appears to further the comprehensive zoning scheme for several reasons. The PF zone is allowed in any Master Plan designation so the request is consistent with the Master Plan. The site is fully developed and due to its small size, any PF use established on the site could be reasonably integrated into the existing site plan with minimal impact to the access, traffic, site improvements or surrounding uses. Although there are many parcels zoned PF that are entirely surrounded by other zoning districts, staff could find no instances in the City where parcels smaller than $\pm 15,000$ square feet have been rezoned to PF to accommodate institutional uses such as schools and parks or booster or pump stations for utilities. Most of the PF parcels were at least one acre in size. Schools, whether public or private, are considered institutional uses and are allowed in the PF zone. Although this request for PF zoning is specifically for a school use, the site in general appears to be appropriate for a majority of the uses allowed this instance. The other potentially objectionable PF zone uses would generally require a much larger

site and are subject to additional review (SPR or SUP) to address potential compatibility issues, as previously discussed.

Another, potential solution to the spot zoning question would be to rezone the entire ±1.88 acre PO zoned property to PF as the existing office uses on the remainder of the PO zoned property are allowed in the PF zone. To further consolidate the PF zoning in this area, the PF uses located adjacent to this site (the church, day care and school uses located to the west) could also be rezoned to PF. Although these institutional uses were established by SUP in the LLR1 zone, rezoning these properties to PF would be consistent with the Master Plan and would consolidate these institutional uses into a larger PF zoned area containing ±10.42 acres. This option would require the affected property owners to file a zone change application, combine their properties with this request; or the zoning map amendment could be initiated by City Council.

Land Use Compatibility: Land use and zoning surrounding the site consists of offices to the north zoned PO; offices and pasture to the east zoned GO (General Office) and LLR1 respectively; pasture to the south zoned LLR2.5; and a church to the west zoned LLR1. Based on the discussion contained in the previous section of this report the proposed PF zoning and uses allowed therein appear to be consistent with surrounding zoning and uses.

Urban/Environmental Design: Rezoning the site to PF would have no impact on the existing site improvements or require substantial changes to the existing site improvements.

Public Safety: Reno Fire Department staff indicated that all future development on the site will be required to comply with the 2012 edition of the International Fire Code as amended and adopted by the City of Reno. Such compliance includes, but is not limited to: fire department access, fire sprinkler systems, fire alarm systems and fire hydrant placement.

Police staff had no comments related to this zoning map amendment request.

Public Improvements: All public infrastructure required to serve the site (roadways, sanitary sewer, water, and power) is currently in place. From the existing application materials presented, there is no indication that the requested zone change from PO to PF will have any adverse effect/impact to City infrastructure facilities.

Master Plan: This request is consistent with the Mixed Residential land use designation on the site. The zoning proposed would allow uses and development on the site which is consistent with the following applicable Master Plan policies: P-1 site access and circulation should be safe, convenient, logical and minimize impacts on adjoining roads.

General Code Compliance: This site is fully developed and was constructed to meet all code requirements related to traffic, access, circulation, parking, landscaping, lighting, architecture, residential adjacency, etc.

Other Reviewing Bodies: No comments relevant to this request were received from other reviewing agencies.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Office	Mixed Residential	PO
SOUTH	Pasture	Single Family Residential	LLR2.5
EAST	Pasture, Office,	Single Family Residential, Urban Residential Commercial	LLR1, GO
WEST	Church	Single Family Residential	LLR1

LEGAL REQUIREMENTS:

NRS 278.250(2) Zoning Map Amendment - General

FINDINGS:

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- a. To preserve the quality of air and water resources.

Comment: The site is fully developed as an office complex and includes all required access, parking, drainage and landscaping improvements. Based on the size of the site, these improvements are appropriate for any of the uses allowed in the proposed PF zoning including a school. In addition, utilizing an existing building within an established development eliminates the need for the disturbance of undeveloped land elsewhere. The existence of mature landscaping and drainage improvements on the site preserves water quality and prevents erosion. Since no new development is anticipated to occur on the site, there should be no added impact on the quality of air and water resources above the current conditions.

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

Comment: This is an existing, fully developed site. The proposed PF zoning will have no increased impacts on open space or other natural and scenic resources.

- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.

Comment: The zoning map amendment does not propose the construction of any new buildings to impair views or solar resources. There is an existing solar array located to the west of the subject parcel which will be unaffected by the proposed amendment.

- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

Comment: The building on the property proposed to be rezoned was constructed less than 10 years ago to meet the building construction and energy efficiency standards in effect at that time.

- e. To provide for recreational needs.

Comment: The existing building on the site currently provides no recreational facilities. Any use that is allowed in the PF zone could install facilities in the existing building to provide for recreational needs.

- f. To protect life and property in areas subject to floods, landslides and other natural disasters.

Comment: Although the site is located in the shaded x flood zone (500 year flood), the building and site drainage improvements were constructed to address City requirements (building pad elevation constructed at least one foot above the 500 year flood elevation). In addition, this flood zone is not regulated by FEMA. The site is relatively flat and is not subject to landslides. Therefore there is no flood or other environmental hazards associated with the subject property

- g. To conform to the adopted population plan, if required by NRS 278.170.

Comment: The site is currently developed and contains no residential uses. Changing the zoning to PF would have no impact on the adopted population plan projections including associated services.

- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

Comment: The site is located along the south side of McCarran Boulevard, is fully developed and contains all required vehicular and pedestrian improvements to serve the existing building. Traffic projected for any use allowed in the PF zone, including a school use is equivalent to that of the existing uses allowed in the PO zone. Therefore, this request should not adversely affect existing project access or traffic improvements in the vicinity of the site. The property has sidewalks and accessible routes for public access from South McCarran Boulevard in addition to ample parking near the building to accommodate the proposed zoning and potential PF uses. In addition, South McCarran Boulevard has dedicated bicycle lanes.

- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.

Comment: The existing development has been constructed to be commensurate with the physical character of the land. The site contains no known physical limitations. Therefore, the proposed PF zoning will not have any adverse effect on the character or physical limitations of the land.

- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

Comment: The proposed PF zoning is very similar to the existing PO zoning relative to the particular kinds of development and uses allowed. Changing the zoning to PF would have a negligible long-range financial impact due to the similarity of development and uses allowed which should preserve the character of the existing development long term.

- k. To promote health and the general welfare.

Comment: Changing the zoning to PF would allow similar and compatible uses on the site as the existing PO zoning. Due to the small size of the site and the compatibility of uses no adverse impacts to the health and the general welfare of the community are anticipated.

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

Comment: Both the existing and proposed zoning allow limited residential uses (group home, hospice, single family attached or detached). However, there are residential uses allowed in the PF zone (private dorm, single room occupancy) that are not allowed in the PO zone. Both of these uses require approval of a SPR (5-49 beds/units) or an SUP (50 or more beds/units). Transitional living facilities (considered an institutional use) are also allowed in the PF zone subject to approval of an SUP, in this case, because of residential adjacency. The small size of the site would greatly limit the number of beds/units associated with these uses, but would require discretionary review to establish to ensure their compatibility with the area. Thus, changing the zoning to PF could make additional housing available although the increase would have a minimal impact on the community's supply of housing.

- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

Comment: There are no adjacent neighborhoods that would be affected by this request. There is no rural preservation community in the vicinity of this site.

- n. To promote systems which use solar or wind energy.

Comment: Although there are no existing alternative energy facilities on the site, it is possible to add solar and/or wind systems to the building based on its location and orientation. Adding these alternative energy systems would be subject to meeting planning and building code requirements. There is an existing solar array located to the west of the subject property which indicates proper solar orientation and access is available to this site.

- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Comment: There are no military installations in this area. Therefore, this finding is not applicable

Staff: Vern Kloos, AICP, Senior Planner



LDC14-00036 (Brookfield School Zone Change)



Subject Site

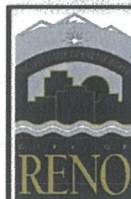


City Limits



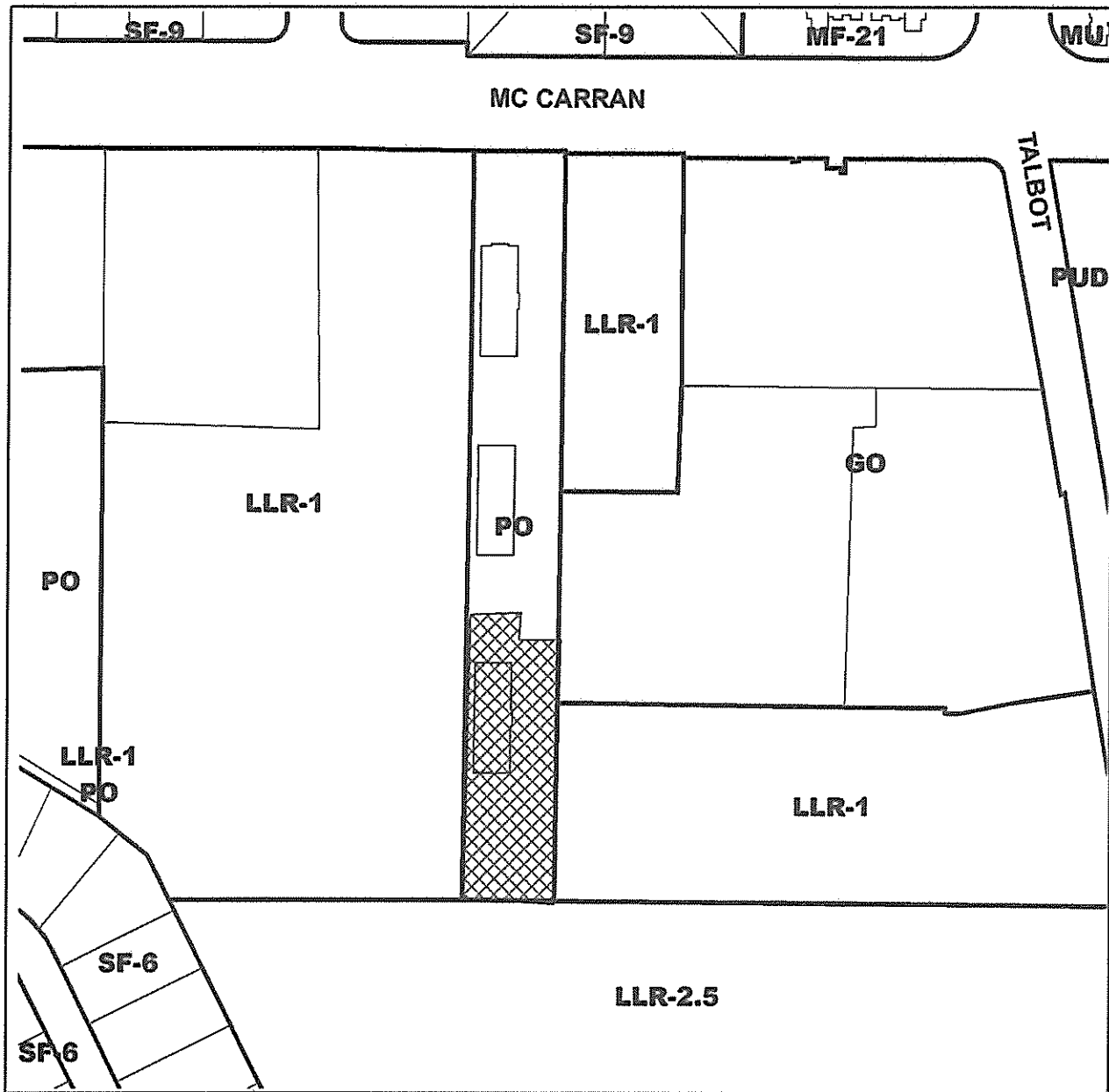
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Map Produced: June, 2014



Community Development
Department

1 East First Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



LDC14-00036 **(Brookfield School Zone Change)**



Subject Site



City Limits



0 20 40 80 120 160

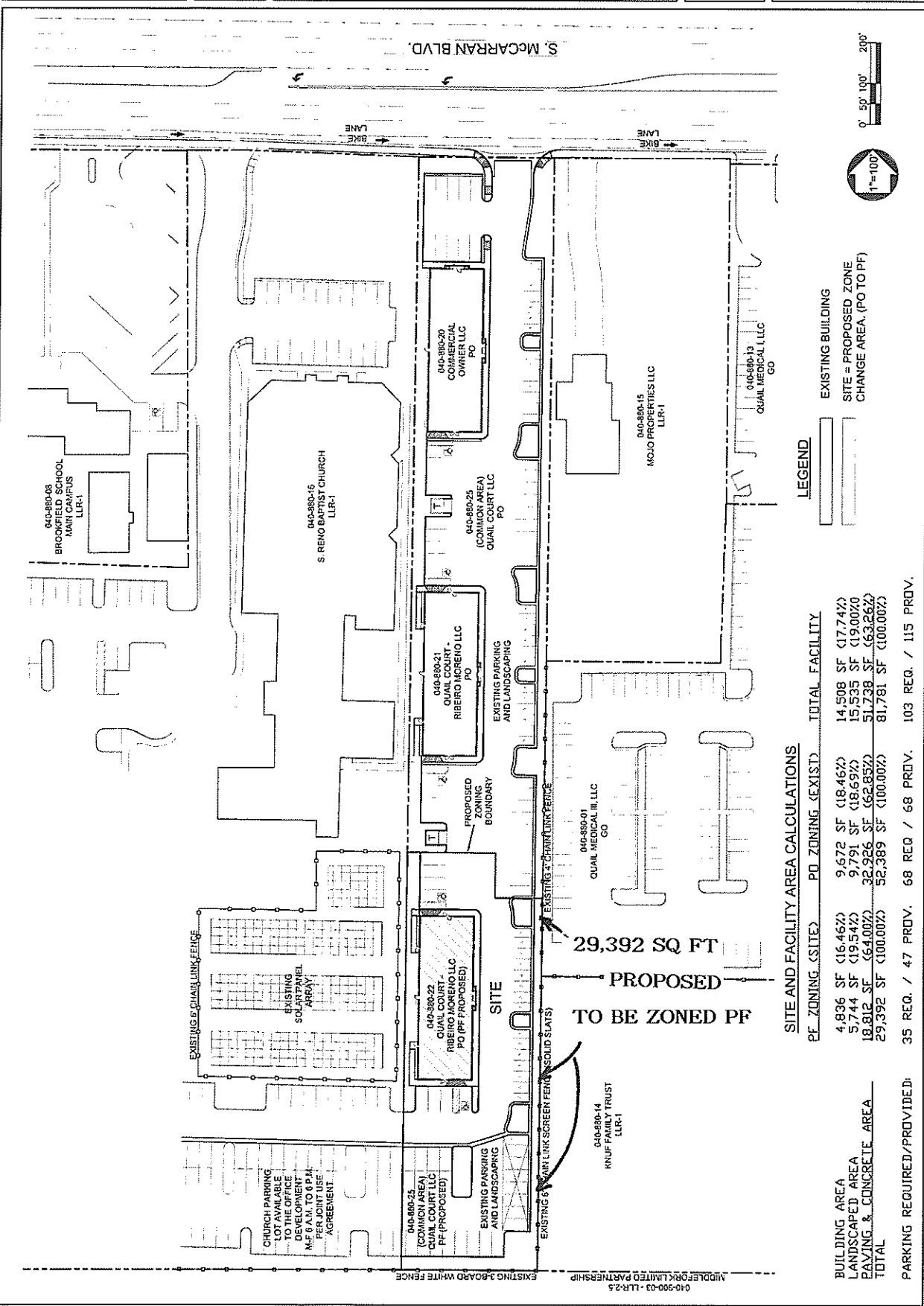
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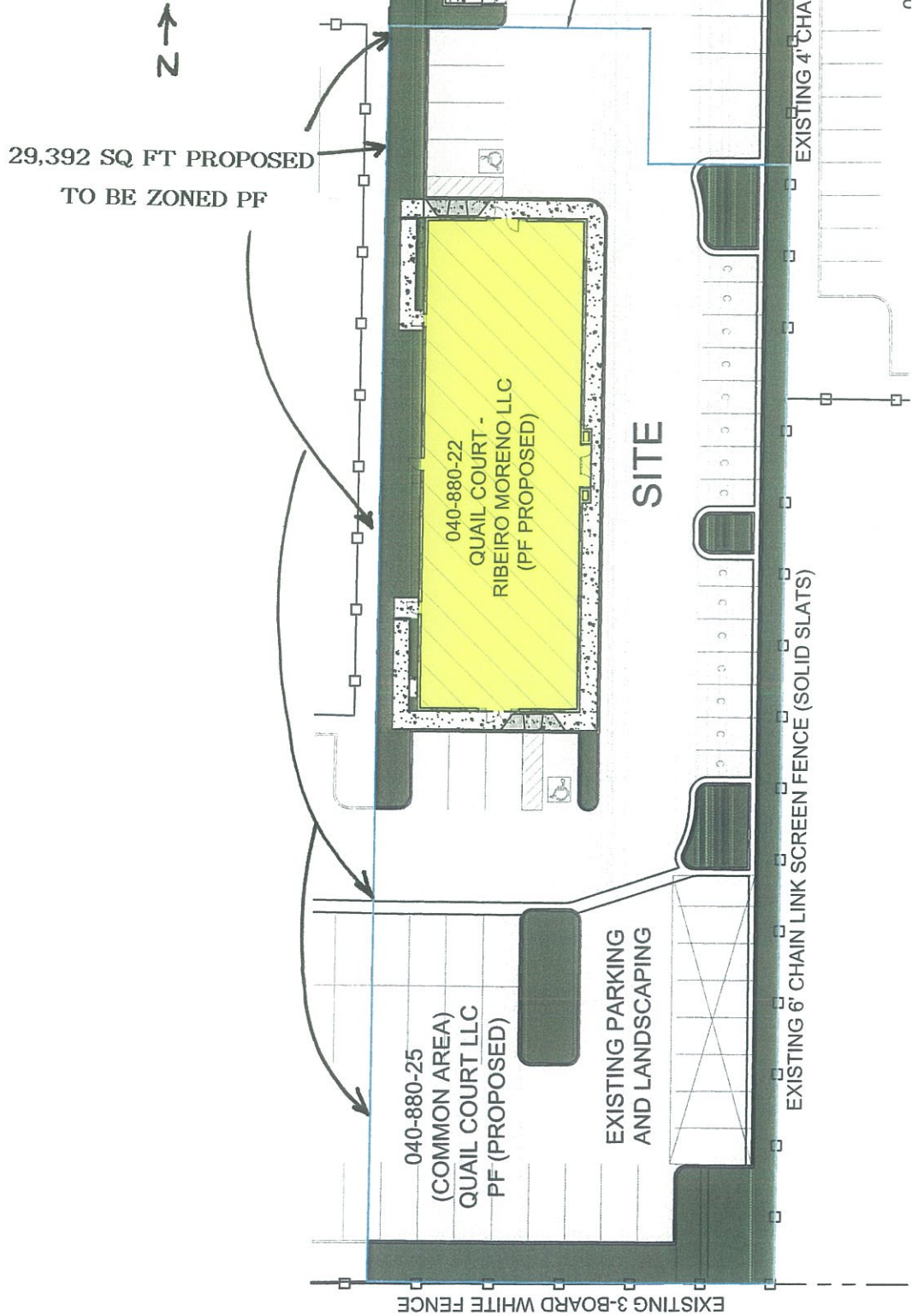
LEGEND

EXISTING BUILDING

SITE = PROPOSED ZONE CHANGE AREA. (PO TO PF)

SITE AND FACILITY AREA CALCULATIONS

	PF ZONING (SITE)	PO ZONING (EXIST)	TOTAL FACILITY
BUILDING AREA	4,836 SF (16.46%)	9,672 SF (18.46%)	14,508 SF (17.74%)
LANDSCAPED AREA	5,744 SF (19.54%)	9,791 SF (18.69%)	15,535 SF (19.00%)
PAVING & CONCRETE AREA	18,812 SF (64.00%)	32,926 SF (62.85%)	51,738 SF (63.26%)
TOTAL	29,392 SF (100.00%)	52,389 SF (100.00%)	81,781 SF (100.00%)
PARKING REQUIRED/PROVIDED:	35 REQ. / 47 PROV.	68 REQ. / 68 PROV.	103 REQ. / 115 PROV.





CASINO & STUDY OFFICE BUILDING
3778 S. McCarran Blvd. Reno, NV 89509

ARTICLE II: PERMITTED USES AND USE REGULATIONS

Section 18.08.201. Permitted Uses by Base Zone District.

(d) Summary Use Table for Nonresidential Base Zone Districts.

(d) SUMMARY USE TABLE FOR NONRESIDENTIAL BASE ZONE DISTRICTS.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE NONRESIDENTIAL BASE ZONING DISTRICTS										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC		IB
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House							P					
Congregate Care Facility					P/ SUP	P/ SUP	P/ SUP					§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP re- quired if 200 or more beds in a dormitory style project.
Convent or Monastery				SUP			P					
Fraternity or Sorority House												
Group Home		P		P	P	P	P					§18.08.202(a)(4).
Hospice		P		P	P	P	P	P				
Manufactured Home												§18.08.202(a)(5).
Multi-Family					P/ SPR	P/ SPR	P/ SPR					§18.08.202(a)(7). All Districts: Parcel/ subdivision plat re- quired for condomin- ium conversions. NC, AC, CC: SPR required if more than 4 units.
Nursing Home/ Assisted Living Facility						P						§18.08.202(a)(8).
Private Dorm				P/ SPR/ SUP								§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.



CHAPTER 18.08 ZONING

ARTICLE II: PERMITTED USES AND USE REGULATIONS

Section 18.08.201. Permitted Uses by Base Zone District.

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TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC			IB
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
RESIDENTIAL													
Single-Family, Attached/ Condominium Townhouse		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP re- quired if 100 or more units.	
Single-Family, Detached	P	P		P								OS: Minimum lot size shall be 50 acres.	
Single-Family, Zero Lot Line													
Single Room Occupancy				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not re- quired. PF: SUP required if 50 or more units. AC, CC: SUP re- quired if 100 or more units.	

(Ord. No. 5762, § 1, 11-18-05)



CHAPTER 18.08 ZONING
ARTICLE II: PERMITTED USES AND USE REGULATIONS
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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Adult Business									P	P	P	§18.08.202(b)(1).	
Animal Clinic, Shelter, Hospital or Boarding/ Kennel			P		P	P	P		P	P	P	GO, NC, AC, CC: §18.08.202(b)(2).	
Antique/ Collectible Store					P	P	P						
Astrologer, Hypnotist or Psychic Art & Science					SUP	P	P						
Auto Repair Garage and Paint and Body Shop						P	P		P	P		§18.08.202(b)(3).	
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP	SUP		P	P		I: §18.08.301(d).	
Automobile Rental						SUP				P		§18.08.202(b)(4)	
Bakery, Retail					P	P	P			P		NC: §18.08.202(b)(5).	
Bar						SUP	SUP		P				
Barber/ Beauty Shop		P	P		P	P	P			P			
Building & Landscape Material/ Lumber Yard						P	P		P	P		CC, I, IC: §18.08.202(b)(6).	
Call Center			P			P	P		P	P	P		
Car Wash					SUP	SUP	P		P	P			
Child Care Center			P	P	P	P	P	P	P	P	P	§18.08.202(b)(7).	



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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Cleaners, Commercial					P	P	P		P	P		NC: §18.08.202(b)(8).
Convenience Store					SUP	P	P		P	SUP	SUP	
Copy Center		P	P	SUP	P	P	P		P	P	P	PO: §18.08.202(b)(9).
Custom & Craft Work					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(10).
Drive-through Facility						P	P					§18.08.202(b)(11).
Escort Service/ Outcall												
Financial Institution		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive- through facility.
Freestanding Automated Teller Machine		P	P	P	P	P	P		P	P	P	§18.08.202(b)(13).
General Personal Service		SUP	SUP		P	P	P			P		PO, GO: §18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed					P	P	P	P				NC: §18.08.202(b)(15).
Household Goods, Light Service, Repair & Assembly					P	P	P		P	P		All Except I: §18.08.202(b)(16).



See Admin website 14-01 w/

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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Laboratory		P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(17). SUP required if use meets "Group H" oc- cupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.
Laundry, Drop-off/ Pickup			P		P	P	P			P		GO, NC: §18.08.202(b)(18).
Laundry, Self Service					P	P	P			P		
Medical Facility, Day Use Only		P	P	P	P	P	P					
Office, Other Than Listed		P	P	P	P	P	P		P	P	P	I §18.08.202(b)(20)c.
Open Lot Parking		SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)(21).
Pawn Shop						SUP	SUP					§18.08.202(b)(22).
Pet Store					SUP	P	P					
Plant Nursery/ Garden Supply					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(23).
Recording Studio		P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service			SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)(24).
Restaurant without Alcohol Service		SUP	SUP		P	P	P		P	P	P	
Sale of Low Volume Bulky Goods					P	P	P			P		
Gas Station					SUP	P	P	P	P	P		§18.08.202(b)(25).



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	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Tattoo Parlor, Body Painting, & Similar Uses						P	P		P	P			
TV Broadcasting & Other Communica- tion Service		P	P	P	P	P	P		P	P	P	PO, GO, PF, NC, AC, CC: §18.08.202(b)(26).	
Wedding Chapel						P							



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TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE NONRESIDENTIAL BASE ZONING DISTRICTS											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel with Nonrestricted Gaming Operation												
Commercial Amusement/ Recreation (Outside)						SUP	SUP		SUP	SUP		
Commercial Amusement/ Recreation (Inside) other than listed						P	P		P	P		
Country Club, Private												
Fitness Center				SUP	P	P	P		P	P	P	
Gun Range (Indoor)				SUP			SUP		SUP			
Night Club					SUP	SUP	SUP	P				NC: §18.08.302(c).
Pool or Billiard Parlor						SUP	P			P		
Private Club, Lodge or Fraternal Organization		SUP	SUP			P	P	P				
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP			SUP		SUP		SUP	SUP			
Stable (Commercial) or Riding Academy						P	P	P				CC, HC: §18.08.202(c)(3).

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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	All Except OS, HC: §18.08.202(c)(5).
Theater (No Drive-in)				P		P	P		SPR	SPR	SPR	
Video Arcades					P	P	P					
LODGING												
Bed & Breakfast Inn		SPR			SPR	P	P	P				PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(2). §18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)						P		SUP				§18.08.202(d)(2).
Hotel-Condominium									P	P		
Motel						P/ SPR/ SUP	P/ SPR/ SUP					AC, CC: SPR re- quired if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(4).
Recreational Vehicle Park						SUP		SUP				§18.08.202(d)(5).



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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Blood Plasma Donor Center						P	P			P		§18.08.202(e)(1).
Cemetery/ Mausoleum				SUP		P						§18.08.202(e)(2).
Church/ House of Worship				P	P	P	P			SUP		NC: §18.08.202(e)(4).
College, University, or Seminary			P	P		P	P					
Communication Facility, Equipment Only		SPR	P	SPR	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Funeral Parlor						P	P					
Government Facility		P	P	P	P	P	P			P	P	
Hospital, Acute & Overnight Care				SUP		P						
Library, Art Gallery or Museum		P	P	P	P	P	P					
Post Office		SPR	SPR	P	SPR	SPR	SPR		P	P		
Prison/ Custodial Institution				SUP								



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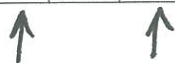
TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Public Meal Provider/ Homeless Services									P			§18.08.202(e)(7).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)				P								§18.08.202(e)(8).
School, Secondary (Public or Private)				P		SPR	SPR					§18.08.202(e)(9).
School, Non-Traditional, Secondary (Public or Private)				P								§18.08.202(e)(10).
School, Vocational/ Trade			P	A		P	P		P	P	P	GO, AC, CC: §18.08.202(e)(11).
Transitional Living Facility				P			SUP					§ 18.08.202(e)(12).
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(13).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(12).

(Ord. No. 5762, § 1, 11-18-05)



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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC		IB
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant									SUP			
Animal & Animal Byproduct Processing									SUP			§18.08.202(f)(1).
Bus or other Transportation Terminal				SUP			P		P	P		CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture									SUP	SUP	SUP	
Collection Station					SUP	SUP	SUP		P	P		NC, AC, CC: §18.08.202(f)(3).
Crematorium						SUP	SUP		P	P		§ 18.08.202(f)(4)
Food Processing/ Wholesale Bakery							P		P	P	P	
Hazardous Waste									P/ SUP	P/ SUP	P/ SUP	§18.08.202(f)(5). SUP required if use is not ancillary to retail or commercial use, or if facility is more than 4,000 sq. ft.
Heavy Machinery & Equipment (Rental, Sales & Service)									P	P		
Helipad			P	P		P	P	P	P	P		§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication			SUP						P	P	P	GO: §18.08.202(f)(8).



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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Maintenance, Repair or Renovation Business						P			P	P		AC: §18.08.202(f)(9).	
Mining, Sand and Gravel Excavation	SUP								SUP				
Mini- warehouse					SUP	SUP	SUP		P	P		AC, CC, NC: §18.08.202(f)(10).	
Outdoor Manufactur- ing, Process- ing, Assembly or Fabrication									SUP	SUP			
Outdoor Storage									P	P	SUP	I, IC, IB: §18.08.202(f)(11).	
Printing & Publishing						P			P	P	P		
Railroad Yard or Shop				P					P			PF: §18.08.202(f)(12).	
Rental Store, w/Outdoor storage; Truck Rental						SUP	SUP		P	P			
Salvage or Reclamation of Products (Indoors)									P	P			
Septic Tank Services									SUP				
Showroom					P	P	P						
Taxidermist						P	P		P	P			
Towing & Impound Yard									P	P		§18.08.202(f)(13).	
Transfer Station									P			§18.08.202(f)(14).	
Truck Stop/ Travel Plaza									SUP	SUP		§18.08.202(f)(15).	



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USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE NONRESIDENTIAL BASE ZONING DISTRICTS											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Truck Terminal										SUP	SUP		
Warehouse/ Distribution Center										P	P		
Welding Repair										P	P		§18.08.202(f)(16).
Wholesale of construction materials										P	P	P	I, IB: §18.08.202(f)(17).
Wholesale of products manufactured or assembled on site										P	P	P	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)										SUP			
OTHER													
Farm (No Commercial Slaughtering)	P												OS: §18.08.202(g)(1).
Poultry and Hog Farm	SUP												OS: §18.08.202(g)(1).



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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Caretaker Quarters		A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.
Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.										A		§ 18.08.203(d)(2)
Automobile Rental								A				§18.08.202(b)(4)
Bakery, Retail			A	A				A				
Bar								A				
Barber/ Beauty Shop				A				A				
Bus or other Transportation Terminal								A				
Child Care, In Home (1—6 Children)				A-SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7—12 Children)		A		A-SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center		A										§18.08.202(b)(7).



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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Commercial Amusement/ Recreation (Outside)								A				
Commercial Amusement/ Recreation (Inside)								A				
Community Center, Private												
Copy Center								A				
Drive-through Facility (Food and Beverage Service)			A			A	A			A-SUP	A-SUP	§18.08.202(b)(11). IC, IB: Subject to SUP approval.
Drive-through Facility (Non-Food and Beverage Service)			A			A	A			A-SUP	A-SUP	§18.08.202(b)(12). IC, IB: Subject to SUP approval.
Financial Institution								A	A			
Fitness Center		A	A					A				
Gaming Operation, Restricted		A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								A				
Government Facility									A			
Gun Range (Indoor)								A				
Home Occupation	A	A		A	A	A	A	A				§18.08.203(e)(3).



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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Indoor Storage, incidental to a permitted use		A	A	A	A	A	A	A	A	A	A	
Laundry, Drop- off/Pickup								A				
Laundry, Self Service								A				
Library, Art Gallery or Museum								A				
Pet Store								A				
Pool or Billiard Parlor								A				
Post Office								A				
Recording Studio								A				
Restaurant with Alcohol Service				A				A				
Restaurant without Alcohol Service				A				A				
School, Vocational/ Trade				A								
Gas Station				A								§18.08.202(b)(25).
Showroom			A						A	A	A	
Sidewalk Cafés		A	A		A	A	A		A	A	A	§18.08.203(e)(5).
Tennis Courts								A				
Theater (No Drive-in)								A				



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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
TV Broadcasting & Other Communica- tion Service								A				§18.08.202(b)(26).
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
Warehouse/ Distribution Center				A								
Wedding Chapel								A				
Welding Repair				A								§18.08.202(f)(14).
Video Arcades								A				

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
TEMPORARY USES													
See Section 18.08.204 (Standards for Temporary Uses and Structures)													
Temporary Carnival, Circus, Entertainment Event, Amusement Ride				P		P	P	P					§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses					P	P	P						§18.08.204(d)(4).



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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES												
See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Construction Structures		P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Open Lot Parking		P	P	P	P	P			P	P		§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).

(e) MIXED USE BASE ZONE DISTRICTS.



TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House	P		P	P		P		P		P		
Congregate Care Facility	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	SUP	P	P		P	P	P	P	P	P	
Fraternity or Sorority House	SUP		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P		P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).